

**LIVE  
ENCHANTED**



## ENCHANT

### YOUR SENSES.

A home is the place that has the greatest impact upon a human life. It inspires us to imagine, to experience and to create a life that we always wanted to live.

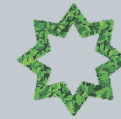
It isn't just a place, but a feeling; an aura of which shines upon us. It's where we yearn to return - a space we call our own.

A home is where relationships find meaning and are strengthened. Every corner blooms with an energy that enchants us, it inspires us to hope, to dream and follow our passions.

*Live blissful, live enchanted!*



*Rendered view - Central atrium*



# VERTIGA

Live Enchanted

Nyati County, NIBM Annexe



Rendered view - Building



## EXPERIENCE

A  
NEW  
DIMENSION  
OF  
LIFESTYLE.

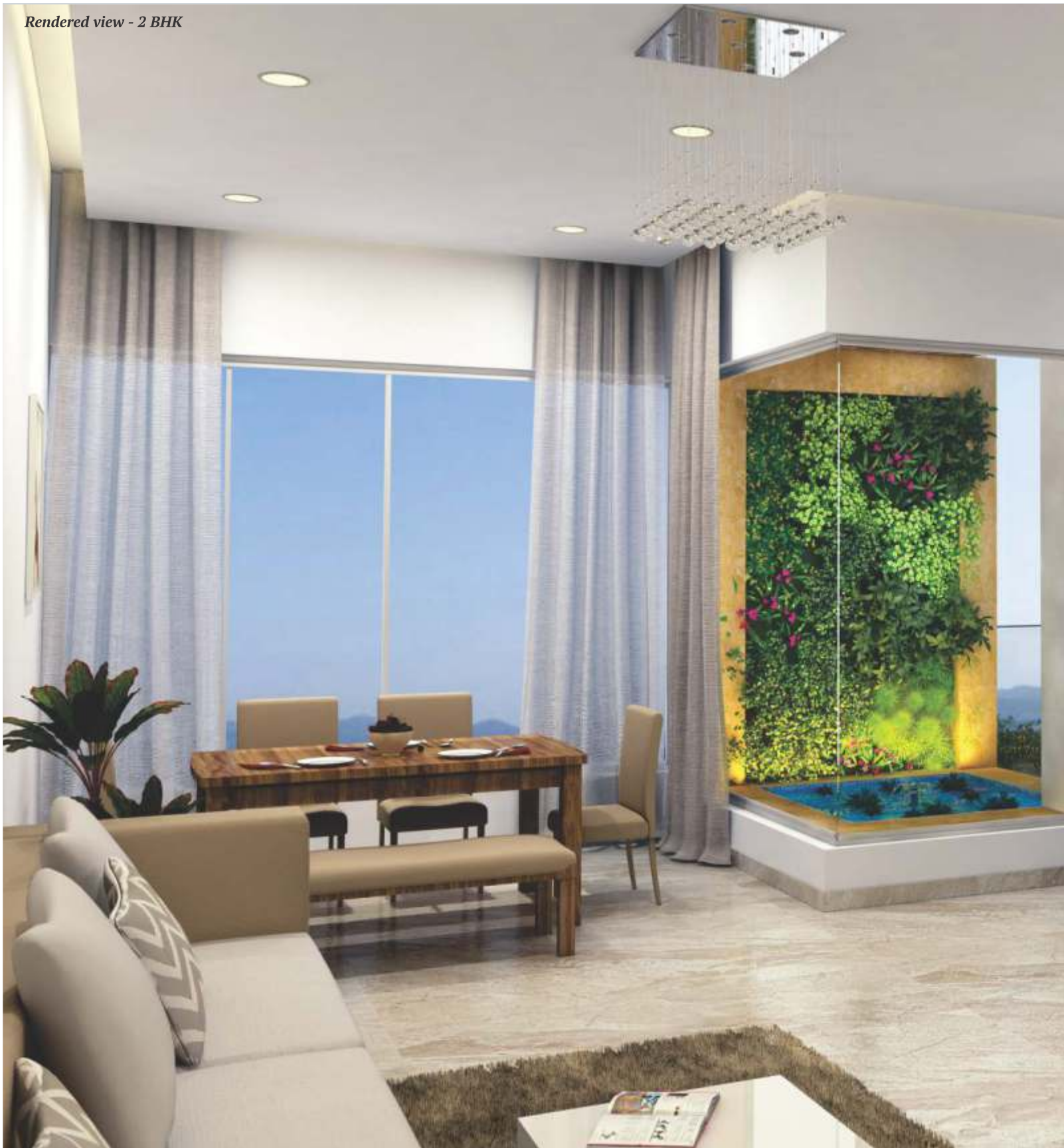
Presenting Vertiga, a project of 2 & 3 BHK thoughtfully designed homes by Axis Lifespaces. Homes that will add a new dimension to urban lifestyle and comforts.

Urban lifestyle has a unique aspect – it keeps evolving to meet the aspirations of urban citizens and make their lives more comfortable; their routines more lively.

While we offer one of the best locations, floor plans, amenities and specifications - Horizontal Spaces at Vertiga, we offer even better Vertical Spaces, a new dimension of lifestyle – something we can proudly say that no one in Pune has experienced before!

*Vertiga offers*  
**1 tower | P+12 floors | 68 homes**





## EMBRACE

### THE WALLS OF WONDER.

The vertical dimension of an urban lifestyle, a unique proposition offered by Vertiga; is available in every home and also in the common areas. Basically, every vertical space in the home and the project is designed with different functional and aesthetic features.

Beautifully adorned with special qualities, the walls at Vertiga are ready to create an impression. The story starts from the welcome wall created in the lift lobbies on each floor. It continues through feature walls and edgeless walls in living spaces. Strategically placed glass walls allow ample natural light. The unique vertical garden wall in the home interior and a water wall in the play area capture attention. The vertical dimensions of the project at its best.





### WELCOME WALL

The lift lobby on each floor carries a decorative feature wall with individual name plates.



### GREEN WALL

Every home has a well-manicured vertical garden wall.



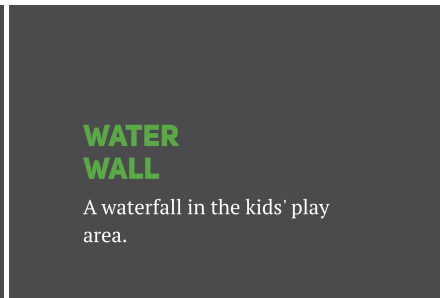
### GLASS WALL

Strategically placed glass walls that offer the best natural light.



### EDGELESS WALL

No walls in 2BHK Spacio and 3BHK have edges, steps of columns or beams popping out.



### WATER WALL

A waterfall in the kids' play area.



### FEATURE WALL

Every home is offered with a unique decorative feature wall as per your choice.



Rendered view - 3 BHK



## ENLIVEN

EVERY  
MOMENT.

The living experience at Vertiga is unique in every sense. Planned to offer all comforts and pleasure, the lifestyle at Vertiga encourages quality living, where one can pursue personal goals; follow hobbies and passions. Exciting spaces enrich the living experience here.

Rendered view - Splash Pool



## ENJOY

A  
LOVELY  
LIFESTYLE  
FULL  
OF  
AMENITIES.

The amenities and features at Vertiga cater to all age groups. It ensures individual as well as group recreation spaces that allow you to indulge in leisure by yourself or with your group of friends.

Along with common amenities, a landscaped terrace garden with water pond in every 2BHK Spacio and 3BHK add to the pleasures of living.

What's more? While adding a sense of grandeur to the overall ambience at Vertiga, they care for the surroundings with environment-friendly features.





**WELL-DESIGNED  
ENTRANCE GATE,  
LOBBY AND LIFT  
LOBBY ON  
EACH FLOOR**

**LANDSCAPED  
CENTRAL  
ATRIUM**



**KIDS' AND  
TODDLERS'  
PLAY AREA**

**WELL EQUIPPED  
GYMNASIUM**



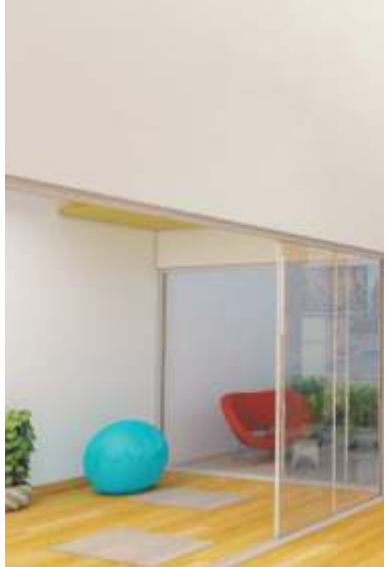
**SPLASH POOL  
IN PLAY AREA  
FOR KIDS**

**INDOOR GAMES  
ROOM -TABLE TENNIS,  
POOL, CARDS,  
CHESS, DART**



**SENIOR CITIZEN'S  
SITTING AREA WITH  
WATER FOUNTAIN**

**DEDICATED  
AEROBICS AND  
YOGA ROOM**



**DEDICATED  
MEDITATION AND  
LIBRARY ROOM**

**LANDSCAPED  
PARTY/EVENTS LAWN**



**JOGGING  
TRACK**

**GAMING ZONE  
FOR KIDS**





Rendered view -Terrace - 3BHK



## ENHANCE

**YOUR  
LIVING  
WITH  
UNIQUE  
FLOOR PLANS  
AND  
PREMIUM  
SPECIFICATIONS.**

Meticulously planned at each step, Vertiga's well defined floor plans and specifications come together to form the perfect blend of aesthetics and comfort. The property is under the jurisdiction of Pune Municipal Corporation (PMC) and sanctioned as per the rules and regulations of the PMC.



Rendered view - Kitchen - 2 BHK





## STRUCTURE AND MASONRY

- Seismic zone 2 compliant RCC foundation and superstructure
- 8 inch walls in 2BHK Spacio and 3BHK for edgeless/stepless walls
- 6 inch walls in 2BHK Cosy

## KITCHEN AND UTILITY AREA

- 2 parallel kitchen platforms with one stainless steel sink
- Modular kitchen
- Designer ceramic tiles up to 3ft from kitchen platform
- Separate connections for drinking water & washing water with reputed make CP fittings
- Provision for water purifier & exhaust fan
- Provision for washing machine in utility area

## ELECTRICAL WORKS

- Adequate electrical points with reputed make modular switches
- Provision for AC in living room & all bedrooms
- Concealed branded fire resistant copper wiring
- Earth Leakage Circuit Breaker (ELCB) for each flat
- DTH satellite, telephone & data points in living room & master bedroom
- Limited backup for each flat

## FLOORINGS

- Vitrified tiles in all rooms with skirting
- Anti-skid ceramic flooring for common areas, terrace, utility & bathrooms
- Wooden flooring in master bedroom

## BATHROOMS

- Reputed make CP & sanitary fixtures in all bathrooms
- Designer ceramic glazed tiles up to 7ft
- Shower glass partition in master bedroom bathroom
- Provision for water heater & exhaust fan in all bathrooms
- Solar water heater connection in master bedroom bathroom

## DOORS AND WINDOWS

- Entrance doors: elegant design with hardwood frame
- Internal doors: laminated flush with hardwood frame
- Terrace doors: powder coated folding/sliding
- Bathroom doors: waterproof with stone frame
- Windows: powder coated aluminium sliding windows with mosquito net and safety grill

## PAINTING

- Exterior: Durable texture paint
- Interior: Acrylic emulsion with roller finish

## OTHERS

- Digital lock for main entrance door
- Video door phone with intercom
- 2 high-speed automatic elevators
- Generator back up for common areas and lifts
- CCTV surveillance in entrance lobby and other common areas
- Security cabin at main entrance gate with intercom facility
- Drip and sprinkler irrigation system for landscaping



# ENGAGE

**WITH  
A  
LIVELY  
NEIGHBOURHOOD  
THAT  
HAS  
IT  
ALL.**

Located in the green stretches of Nyati Estate Road, Nyati County, NIBM Annexe, Pune, Vertiga is close to every convenience you might need. It is one of the most well-developed and complete locations in Eastern Pune.

From reputed schools to healthcare avenues and from corporate workspaces to malls, restaurants and lifestyle avenues, the best of everything is built around Nyati County, and hence Vertiga. The prestigious Delhi Public School and Corinthian's Club are just down the road from Vertiga.

So whether it's a weekday or a weekend, you are in the best position to engage with every urban need and privilege, right outside your home.

## Key Distances

- 📍 Delhi Public School: 0.2 Km
- 📍 Corinthian Club: 0.6 Km
- 📍 Royal Heritage Mall: 2.9 Km
- 📍 Ruby Hall Hospital, Wanowrie: 3.7 Km
- 📍 Magarpatta IT Park: 7.1 Km
- 📍 SP Infocity: 7.6 Km
- 📍 MG Road: 8.6 Km
- 📍 Bharati Vidyapeeth, Katraj: 9.4 Km
- 📍 Swargate Bus Stand: 10.1 Km
- 📍 Pune Railway Station: 10.9 Km
- 📍 Pune Airport, Lohegaon: 17.0 Km





Rendered view - Atrium





*Rendered view elevation - Night view*





**Associates:**

Axis Lifespaces is associated with reputed and leading organisations in the areas of Architecture, Project Consultants, Project Planning and Liasoning and Legal Procedures.

**Architecture  
& Landscape**

VB Design



**Liasoning  
Architect**

Sunil Chinchwade  
& Associates



**Structural  
Consultant**

Arun Gokhale & Associates



**MEP  
Consultant**

Consolidated Consultants & Engineers Pvt. Ltd



**Legal  
Advisors**

Khude & Khude Associates  
Kadiani & Associates



**Branding**

Bright Brain

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**ELEVATE**

**TO  
A NEW LEVEL  
OF URBAN COMFORT.**

While people have many needs, a property they own is one of the most important and an extension of themselves, whether residential or commercial. The real estate arm of Axis Group, Axis Lifespaces has its foundation based on this thought. Just like every business enterprise of Axis Group, Axis Lifespaces also focuses on customer needs and its every property development revolves around this thinking.

Established in 2014, Axis Lifespaces is a young enterprise in real estate development that has a strong foundation and legacy of working with some of the leading names in the segment. Having been general contractors for some of the most reputed property development companies in Pune since 2006, Axis has hands-on experience of delivering on promises. Axis Lifespaces is currently involved in land plotting, residential and commercial projects.

The umbrella brand has a widespread presence in the sectors like land plotting, general contracting, lifestyle products and agriculture.

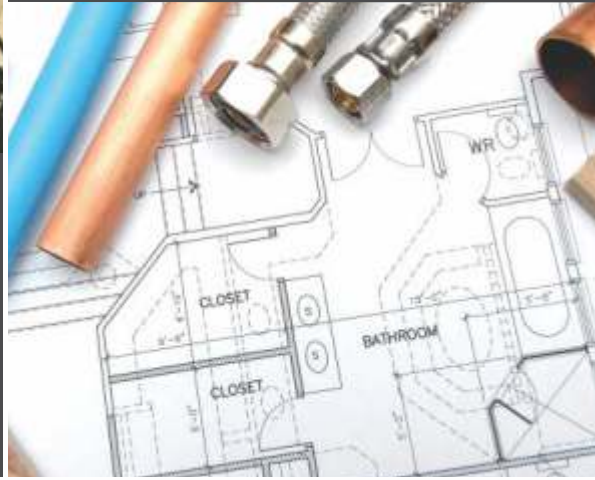


### MAX COMFORT

We have taken a cognitive approach towards building properties to suit every customer's needs. Our focus is making them more people friendly. Coupled with best in class specifications and amenities, our properties offer comfortable and functional in every aspect.

### MAX RELIABILITY

Axis Properties are meticulously planned to offer maximum reliability and minimum maintenance. Raw materials, finishes, fittings and fixtures used are carefully hand selected through our standard pre-qualification process.



### MAX VALUE

Axis believes in blending luxury with affordability and this is achieved through the best use of technology, project management techniques, Vastu and eco practices.



### MAX AMBIENCE

Axis Properties are designed to offer maximum cross ventilation and natural light; ensuring a fresh ambience indoors.



## EXPLORE

### MAX HOMES.

Vertical living is something that we offer as a breakthrough concept in urban lifestyles, we make sure that the essential ingredient of a home, the horizontal space, is at its absolute best. This is achieved through **Max Homes**, a home advantage crafted by Axis Lifespaces.





**Corporate Address:**

Axis Lifespaces LLP  
507, Nucleus Mall, 1 Church Road  
Camp, Pune – 411001

T: 91 20 40054444 / 40064444

Email: [info@axisworld.in](mailto:info@axisworld.in)

[www.axisworld.in](http://www.axisworld.in)

**Site Address:**

Sr. No.6, Nyati Estate Road, Nyati County  
Mohammadwadi, (Near Delhi Public School), Pune

T: +918605666333

Email: [vertiga@axisworld.in](mailto:vertiga@axisworld.in)